

# Development Review Fees

		Planning	Engineering
Fee Group	Fee Description	Planning Fee	Engineering Fee
Design Review	New Building Construction	\$7,404.00	\$3,828.00
Design Review	Additions	\$6,984.00	
Design Review	Building or Sign Colors, Planning Commission Review	\$1,260.00	
Design Review	Preliminary Design Review	\$2,101.00	\$1,914.00
Design Review	Administrative Design Review - exterior modifications	\$1,996.00	
Design Review	Administrative Sign Review	\$630.00	
Design Review*	Single-Family Design Review - Tier 2 (Zoning Administrator Review w/o ZA hearing)	\$1,799.00	\$957.00
	Single-Family Design Review - Tier 2 (Zoning Administrator Review w/ ZA hearing)	\$2,780.00	\$1,675.00
	Single-Family Design Review - Tier 3 (Planning Commission Review)	\$4,932.00	\$2,127.00
Design Review	Temporary Banner Permit	\$210.00	
Conditional Use Permit	No New Construction	\$6,354.00	\$1,436.00
Conditional Use Permit	All Others	\$6,984.00	\$1,436.00
Conditional Use Permit	Administrative Permit	\$1,996.00	\$1,436.00
Combination Projects - Development Fee	SFDR + VAR or FAE	\$8,665.00	
Combination Projects - Development Fee	SFDR + CUP	\$7,404.00	
Combination Projects - Development Fee	DR + CUP - new bldg const	\$9,505.00	
Combination Projects - Development Fee	DR + VAR + CUP - new const	\$11,605.00	
Combination Projects - Development Fee	DR + VAR - new bldg const	\$9,505.00	
Combination Projects - Development Fee	DR + CUP	\$8,035.00	
Combination Projects - Development Fee	DR + VAR + CUP	\$10,135.00	
Combination Projects - Development Fee	DR + VAR	\$8,665.00	

\* Single Family Design Review Tier 1 only requires a building permit.

# Development Review Fees

		Planning	Engineering
Geologic Review	Geotechnical/Geologic Report	\$2,626.00	\$1,914.00
Geologic Review	Map Modification	\$2,626.00	\$1,914.00
Geologic Review	Exception (a, b, and c) City Code Sec. 7-12	\$2,626.00	\$1,914.00
Geologic Review	Exception (d) City Code Sec. 7-12	\$2,626.00	\$1,914.00
Environmental Fees	Base Fee (Categorical - CEQA exemptions)	\$210.00	
Environmental Fees	Initial Study - Staff	\$6,302.00	\$2,393.00
Environmental Fees	Negative Declaration - Staff	\$840.00	\$2,393.00

## Development Review Fees

		Planning	Engineering
Environmental Fees	Mitigated Negative Declaration	\$11921 plus Cost of Contract x 1.3	\$2,393.00
Environmental Fees	EIR	\$24629 plus Cost of Contract x 1.3	\$2,393.00
Additional Plan Fees	Subdivision Ordinance and City Code Exception	\$7,404.00	\$2,393.00
Additional Plan Fees	General Plan Amendment, Rezoning, or Zoning Ordinance Amendment	\$11,605.00	
Additional Plan Fees	Historic Building Alteration, Planning Commission Review	\$7,352.00	
Additional Plan Fees	Grading Plan, Planning Commission Review	\$6,302.00	\$2,871.00
Additional Plan Fees	Appeals	NA	
Additional Plan Fees	Extension of Permits	\$630.00	
Additional Plan Fees	Lot Line Adjustment, Certificate of Compliance	\$1,996.00	\$2,393.00
Additional Plan Fees	Record of Survey		\$3,828.00
Additional Plan Fees	Property Profile Report	\$840.00	
Additional Plan Fees	Landscape Plan Checking	NA	NA
Additional Plan Fees	Arborist Fees	\$735.00	

# Development Review Fees

		Planning	Engineering
Additional Plan Fees	Tentative Parcel Map	\$8,402.00	\$9,571.00
Additional Plan Fees	Resubmittal Fee (after 2nd resubmittal)		\$479.00
Additional Plan Fees	Street Modifications		\$2,393.00
Additional Plan Fees	Retaining Walls		\$2,393.00
Additional Plan Fees	Sewers		\$2,393.00
Additional Plan Fees	Storm Drains		\$2,393.00
Additional Plan Fees	Grading (No P.C. Review)		\$2,393.00
Additional Plan Fees	New Street		\$2,393.00

\* Fees include review cost for 3 submittals only. Hourly rate of \$210 per hour (Planning) and \$239 (Engineering) to be charged for review time in excess of 3 submittals.

Fee Group	Fee Description	Community Development Fee	Engineering Fee
Complex Project	1. Minimum, non-refundable fee	\$16,804.00	\$10,767.00
Complex Project	2. Charges for City staff time in excess of: 70 hours Community Development, 45 hours Engineering	\$210.00	\$239.00
Complex Project	3. Services provided by private consultants are charged at actual cost plus 30%.		
Complex Project	4. All complex project charges must be paid prior to public hearing.		

## Development Review Fees

Fee Group	Fee Description	Fee
Tree Removal Permit	Trees 10" DBH or greater	<b>\$75.00</b>
Tree Replacement Fee	Tree Planting In-Lieu Fee/per tree not replaced	<b>\$497.00</b>
Tree Removal Permit Appeal	Appeal of tree permit	<b>\$425.00</b>

1 Payment shall be made prior to the issuance of a grading permit for development projects. If no grading permit is required, payment shall be made prior to the issuance of a building permit. If no building permit is required, payment shall be made prior to removal of any protected tree.

2 DBH = the diameter of the tree at breast height; measured across the widest face of the tree trunk, at 4½ feet above natural grade. On a slope, the 4½ foot height is measured from the center of the trunk, halfway between the uphill and downhill side. In the case of multiple stemmed trees, the measurement shall be the sum of the diameters of all stems measured at 4½ feet above natural grade.

3 Protected Trees as defined in Chapter 25 of the City Code

Fee Group	Fee Description	Planning Fee
Public Notice Fee		<b>\$292.00</b>

### NOTES

All fees to be paid at time of filing an application.

Fees are additive; multiple applications require multiple fees.

Each parcel requires separate Use Permit or Variance Fee.

City geologist services will be charged at full cost to City. If deposit does not cover costs, applicant will be notified and billed for the additional work. Unused funds deposited for geologic services will be refunded to the applicant.

City projects are subject to the fee schedule.

For Development Review applications requiring Engineering review, but with no fee specified in the fee schedule, the MASTER REVENUE SCHEDULE allows the Engineering Division to collect up to 10 hours staff time as deposit and at an hourly rate of \$218/hr plus 130% of actual consultant costs.

**The Finance Director has the authority to charge actual cost incurred including time, material, and overhead if a fee does not approximate actual cost incurred.**

**The Finance Director may establish procedures for evaluation of hardship requests for certain fees, where identified.**